



Affordable Housing Requirement For Residential Development In the City of Alameda

What is the Affordable Housing Requirement in the City of Alameda?

The City of Alameda requires that at least 15 percent of all new residential units outside of redevelopment areas be made affordable to low and moderate income households. In redevelopment areas, at least 25 percent of all new residential units must be made affordable to low and moderate income households. These units are called "Inclusionary Units." Inclusionary Units must remain affordable for at least 59 years.

The City has further requirements about how many Inclusionary Units must be made affordable to very low, low and moderate income households. These requirements vary by area of the City. See the attached map or ask Planning staff to help you determine which requirement applies to your project. The attached chart outlines the very low, low and moderate income requirements by area.

Is my project subject to this requirement?

Within redevelopment areas, projects that create three or more new units are subject to this requirement. Outside of redevelopment areas, projects that create five or more new units are subject to this requirement. Exemptions apply for the reconstruction of units that have been destroyed by fire, flood, earthquake or other act of nature, provided that the reconstruction takes place within three years of the date the units were destroyed.

What is the process to meet this requirement?

As part of your project's initial Planning Application, you must submit an Affordable Housing Plan. Pending staff comments and revisions, the Plan will be sent to the Planning Board and/or Community Improvement Commission for consideration as part of the overall project approval. Please use the following worksheet as the first page of the Plan, and attach the narrative and site map as explained on the worksheet.

Are there any alternatives to meet this requirement?

Inclusionary Units may be constructed off-site, if the Planning Board can make a finding that affordable housing purposes are better served through off-site construction. Inclusionary Units must be constructed and occupied concurrently with market rate units. Details about a proposed off-site project should be provided as part of the Affordable Housing Plan.

For developments of nine or fewer units, you have the option of paying a fee in lieu of providing the Inclusionary Units as part of the residential development. The current fee is available from the Planning and Building Department and is adjusted annually.

What are the guidelines to follow in developing my Affordable Housing Plan?

The following guidelines were adopted by the City of Alameda on June 1, 2004:

- ?? Inclusionary Units shall be reasonably dispersed throughout the residential development unless concentration of units furthers some affordable housing purpose.
- ?? Inclusionary Units shall be comparable in overall number of bedrooms, proportion of units in each bedroom category, quality of exterior appearance and overall quality of construction to market rate units in the same residential development.
- ?? Inclusionary Units and associated lot improvements shall blend with the market rate units, so it is not readily apparent from the exterior which are the Inclusionary Units and which are market rate.
- ?? The City encourages developers to offer market rate products that are equivalent to any inclusionary product.
- ?? Interior features and finishes in Inclusionary Units shall be durable, of good quality and consistent with contemporary standards for new housing.
- ?? The City encourages developers to make Inclusionary Units accessible to or adaptable for persons with physical limitations of all types.
- ?? The City encourages developers to use a lottery to select buyers for the Inclusionary Units. If a different selection process is proposed, this process shall be described in the Affordable Housing Plan.

It is the responsibility of the City of Alameda to ensure compliance with these Inclusionary Housing requirements. Please use the attached Affordable Housing Plan worksheet to develop your Plan, which you should submit to the Planning and Building Department with your Planning Application. If you have questions or need additional information, please call the Planning and Building Department at (510) 747-6850.

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G: HOUSING\INCLUSIO\Requirement Handout05.pdf
F: Housing\Citywide Inclusionary Housing
F: Redevelopment Housing\25% Inclusionary

AFFORDABLE HOUSING PLAN WORKSHEET

1. DEVELOPER INFORMATION

Developer/Contact Name: _____

Developer Address: _____

Developer City: _____ State _____ Zip _____

Phone: _____ Email _____

2. PROJECT INFORMATION

Project Address/Location: _____

Project Name: _____

Time frame for project completion: _____

If Renter Occupied, provide Owner/Manager Information:

Name _____

Address _____

City _____ State _____ Zip _____

Phone _____ Email _____

Planned Tenancy

? ? Owner Occupied

? ? Renter Occupied

3. AFFORDABILITY PLAN:

a) **Unit Schedule Description:** Identify the following:

	TOTAL UNITS	Very Low Income		Low Income		Moderate Income		Market Rate	
	Number	Number	Size of Unit	Number	Size of Unit	Number	Size of Unit	Number	Size of Unit
Studio									
One Bdrm									
Two Bdrm									
Three Bdrm									
Four Bdrm									
Other: _____									
Total Units			N/A		N/A		N/A		N/A

b) **NARRATIVE:** Attach project description including how affordable housing plan adheres to the adopted guidelines. Describe proposed accessibility accommodations and buyer selection process.

c) **SITE MAP:** Attach preliminary site map with location of affordable units at various income levels clearly marked.

4. SIGNATURE of person authorized to bind an agreement.

Signature: _____

Printed Name: _____ Date: _____

Title: _____ Phone: _____